| 040.0 | 0004 | 0011.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 828,300 / 828,300 |
| | | | | | USE VALUE: | 828,300 / 828,300 |
| | | | | | ASSESSED: | 828,300 / 828,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 20 | -22 | RIVER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CARELLA VINCENZO & CATHERINE& |
| Owner 2: | CARELLA-CHIAPPINI MARIA/ TRS |
| Owner 3: | CARELLA IRREVOCALBE TRUST |
| Street 1: | 16 HOLTON ST |
| Street 2: | |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01890 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARELLA VINCENZO & CATHERINE - |
| Owner 2: | CARELLA JOSEPH & MICHELINA - |
| Street 1: | 72 BEACON STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2100 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4800.000 | 397,100 | 2,600 | 428,600 | 828,300 |
| Total Card | 0.110 | 397,100 | 2,600 | 428,600 | 828,300 |
| Total Parcel | 0.110 | 397,100 | 2,600 | 428,600 | 828,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.43 | /Parcel: 394.4

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 26956
**GIS Ref**
**GIS Ref**
**Insp Date** 11/07/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 040.0-0004-0011.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 397,100 | 2600 | 4,800. | 428,600 | 828,300 | 828,300 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 309,000 | 2600 | 4,800. | 455,400 | 767,000 | 767,000 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 309,000 | 2600 | 4,800. | 332,200 | 643,800 | 643,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 289,800 | 2600 | 4,800. | 289,300 | 581,700 | 581,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 289,800 | 2600 | 4,800. | 246,500 | 538,900 | 538,900 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 258,100 | 2600 | 4,800. | 241,100 | 501,800 | 501,800 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 258,100 | 2600 | 4,800. | 198,200 | 458,900 | 458,900 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 268,600 | 2600 | 4,800. | 188,600 | 459,800 | 459,800 | | 12/13/2012 |

!3316!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:35:51 |

**LAST REV**

| Date | Time |
|---|---|
| 09/09/19 | 09:57:04 |

apro

**PAT ACCT.** 3316

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 26956 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARELLA VINCENT | 68650-300 | | 12/23/2016 | Convenience | 1 | No | No | | |
| | 14872-148 | | 1/1/1983 | | 80,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/7/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/24/2009 | Meas/Inspect | 372 | PATRIOT |
| 3/21/2000 | Inspected | 270 | PATRIOT |
| 3/1/2000 | Measured | 263 | PATRIOT |
| 11/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4800 | | Sq. Ft. | Site | | 0 | 80. | 1.12 | 1 | | | Med. Tr | -5 | | | | | 428,640 | | | | | | 428,600 | |

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 428,640 | Spl Credit | Total: 428,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | MUSTARD | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.14999998 |
| Const Adj.: | 0.98980200 |
| Adj $ / SQ: | 193.506 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 575460 |
| Depreciation: | 178393 |
| Depreciated Total: | 397067 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

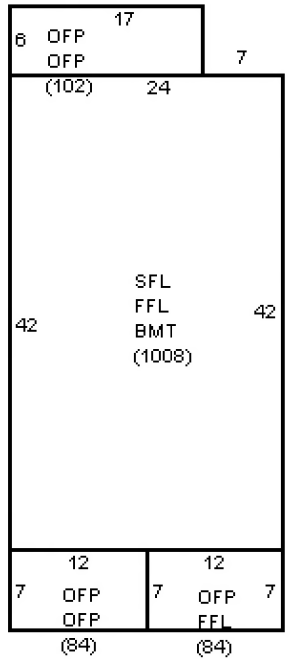
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 5 | 2 | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 11 | 4 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,092 | 193.510 | 211,309 |
| BMT | Basement | 1,008 | 58.050 | 58,516 |
| SFL | Second Floor | 1,008 | 193.510 | 195,054 |
| OFP | Open Porch | 456 | 19.910 | 9,080 |
| | | | | |
| | | | | |
| | | | | |
| | Net Sketched Area: | 3,564 | Total: | 473,959 |
| Size Ad | 2100 | Gross Are | 3564 | FinArea 2100 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 193.51 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 111.42 |
| Final Total: | 397100 | Val/Su SzAd | 189.10 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 040.0-0004-0011.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | A | PR | 1923 | 22.72 | T | 64 | 104 | | | 2,600 | | | 2,600 |

| More: | N | Total Yard Items: | 2,600 | Total Special Featues: | | Total: | 2,600 |
|---|---|---|---|---|---|---|---|